

Carrie Johnson Schena
Joany Ilg
Robert Rice
Elineth More
David Sullivan
Amy Moutenot

Manager
Grant Management Specialist
Project Administrator
Lead Paint & Healthy Homes Coordinator
Lead Paint & Healthy Homes Project Administrator
Intake Specialist/Program Assistant

Mission

- Help identify the community's needs to improve the quality of life for lower-income families and individuals
- Collaborate with community groups, faith-based organizations, developers and investors
- Obtain and administer federal, state, local and private resources to address community needs
- Evaluate program outcomes, impact to the community and effectiveness of the grants
- Promote Fair and Equal Housing

Background/Overview

The Urban Programs Department (UPD) manages programs that improve the quality of life for lower-income individuals and families. They oversee federal grants that support:

- Affordable, decent and safe housing for low-moderate income families, elderly and special needs
- Affirmatively further fair housing
- Emergency shelter for the homeless
- Capital improvements and operating support for organizations that provide services to low and moderate income individuals and families within Nashua (such as education, job training, health, nutrition, child care, youth programs, etc.)
- Housing improvement, lead-paint and healthy homes programs for private housing
- Economic development, including micro-enterprise and job training support

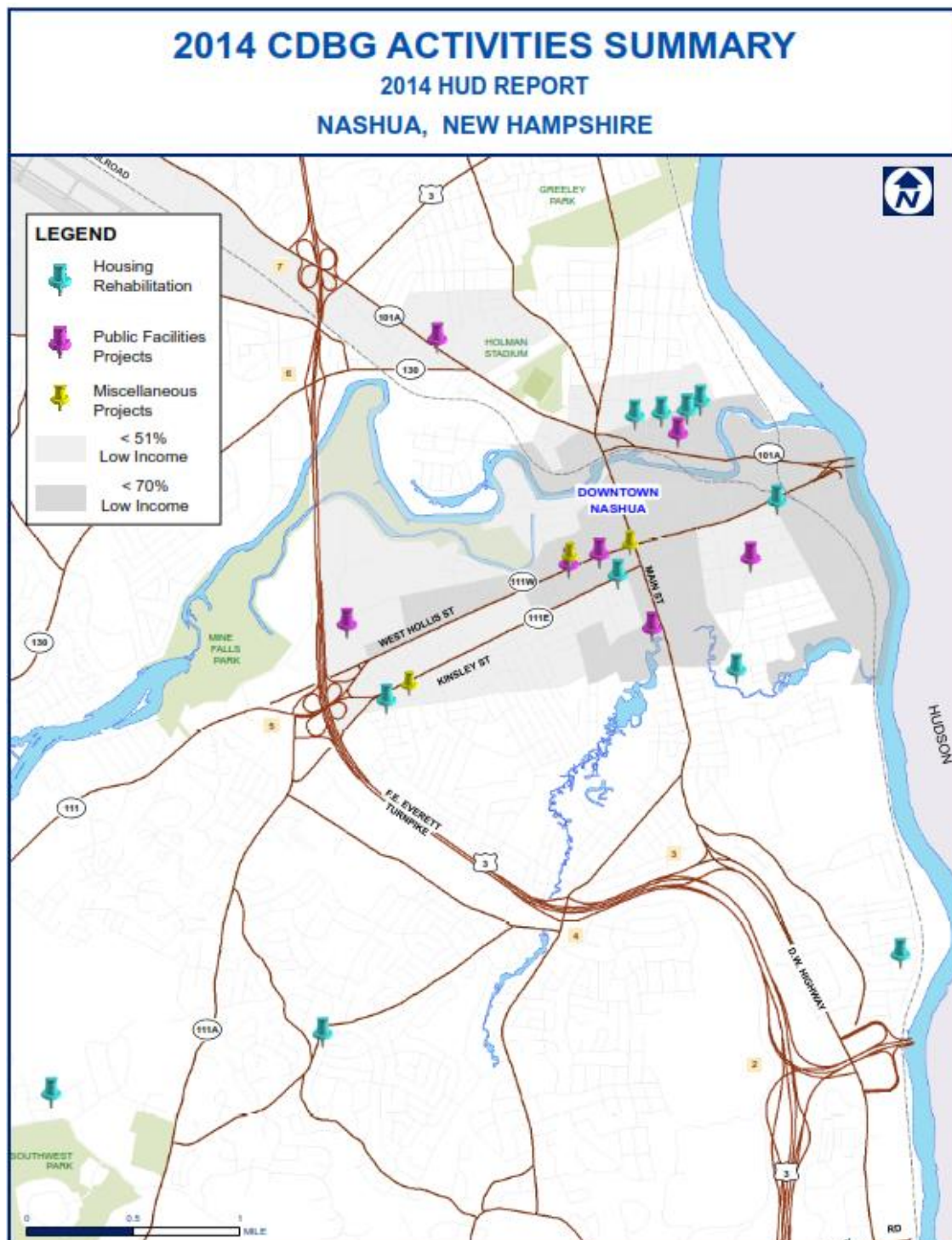
Many of the Department's activities are accomplished through cooperation and participation with other City agencies, departments and private partners. These partners include Code Enforcement, Transit Department, the Division of Public Health and Community Services, Public Works, Building and Planning Departments, Police Department, the Nashua Housing Authority, and numerous non-profit organizations.

Staffing

Staffing levels remained unchanged in FY2014, with three full-time positions funded through the CDBG/HOME grants and three full time positions funded by the Lead-Paint & Healthy Homes grant.

Geographic Distribution of CDBG funds:

The map below shows the physical location of activities, to date, in relation to areas of low-income and ethnic concentrations.



Community Development Block Grant (CDBG) Activities

❖ Public Facility Improvements

The Urban Programs Department oversees all aspects of CDBG-funded public facility improvements (brick & mortar) for all outside agencies. This service includes drafting the scope of work, putting the project out to bid, monitoring compliance with Davis Bacon labor standards (wage rates), monitoring work in progress and processing payments. Descriptions of physical projects completed in FY14 are as follows:

Nashua Center: Accessible kitchen and bath

Funded in FY13, this project was completed just at the start of FY14. The kitchen was rehabilitated to allow wheelchair access to all cabinets, counters, cooking surfaces, microwave and refrigerator; a wall was removed to provide greater access. A new bathroom was constructed to full ADA standards and included a lift for disabled persons who may require bathing services. Total CDBG funds \$32,580; Nashua Center contribution \$1,864.

Tolles Street Mission: Exterior siding and foundation insulation

The exterior siding was stripped, the sheathing and rotted wood replaced, then new vinyl siding was installed. Of the \$15,000 FY14 CDBG funds, only \$12,600 was used for the eligible portions of the building. The Mission provided \$10,400 in private funding to address the non-CDBG eligible portions.

Bridges: Shelter and main office improvements

Bridges contributed \$2,929 to the FY14 CDBG funding of \$25,699. Work included kitchen rehabilitation, new fencing and gutters at the shelter. Insulation to the foundation was applied at the main office.

Adult Learning Center: Reconstruction of retaining wall

This major project involved removing an old granite and concrete wall that was in imminent danger of collapse, rebuilding the wall and parking lot. Funds were paid to an engineer, a construction company and an historic consultant (who was required to be onsite during excavation to ensure proper treatment of artifacts. None were found.) Work was completed expeditiously and the city was able to salvage the original granite blocks for future use. Total cost was \$129,236, of which the ALC contributed \$19,736.

Nashua Children's Home: Carpet replacement

New carpeting and rubber flooring was installed throughout the facility in a total of 53 rooms/areas over three floors. Total FY14 CDBG funds \$49,522.

Ash Street Skate Park

New playground structures were installed, including a half-pipe with decking and fencing, grinding rail and jumps. Total CDBG funds \$36,763.

Heritage Rail Trail

32 Lights were ordered and installed along the trail from Elm to Eaton Streets. Due to vandalism/theft, approximately 10 lights were reordered and the remaining were temporarily removed in order to be reinforced. Working with a local foundry, certain parts were cast of stronger metal to deter future damage. All lights were reinstalled, but are still succumbing to damage. Staff continues to work to find solutions.

❖ Housing

Housing Improvement Program

This program is administered through the UPD and provides deferred payment loans to low-income owner occupants of one-four family homes in targeted neighborhoods. Repairs include replacement of major systems, roofing, siding, asbestos removal, window replacement, plumbing repairs and other necessary upgrades. Nineteen units were completed for a total of \$260,850 (FY13, FY14 and program income).

The table below summarizes the specific housing objectives the City achieved in FY2014:

Specific Objective	Performance Indicators	FY14 Goal	FY14 Actual	Area Median Income			
				<30%	<50%	<80%	>80%
Increase the supply of rental housing to meet the needs of all low-moderate income (LMI) groups	# of affordable housing units created	50	0	-	-	-	-
Ensure safe, sanitary housing and prevent housing discrimination	# of families assisted	46	85	-	44	11	1
Improve the quality of existing housing stock available to LMI households	# of properties assisted through the Housing Improvement Program and/or energy efficiency retrofits	10	19	5	3	10	1
Increase home ownership in areas of LMI concentrations to increase income diversity	# of households who purchase a home as a result of receiving counseling or down payment assistance	40	0	-	-	-	-

HOME Investment Partnership Program

The HOME program allows jurisdictions flexibility in creating programs that result in affordable housing. Examples include rental housing, first time home buyer assistance and tenant based rental assistance. Assisted units are closely monitored to ensure occupancy of eligible low-income households, rent limits and other requirements.

Construction continued during FY14 at the 101-unit development project known as Cotton Mill Redevelopment. The City utilized \$1,040,000 of HOME funds to assist this project in FY13. At least half of these units will be restricted to low-income occupancy. The financing of this project is very complex and combines low-income housing tax credits, historic tax credits, State and City HOME funds, a \$2.5 million CDBG Section 108 loan from the City, private financing and local tax incentive districting. Through this project, a contaminated, abandoned, mill building in the City's Mill Yard District will be remediated and converted to mixed-income rental housing. As of this writing, construction was complete and rent-up has begun.

Construction also continued at the HOME funded Habitat for Humanity project located at 45-47 Chestnut Street. Habitat for Humanity demolished the existing 8-unit structure that was destroyed by fire and sat vacant for nearly two years. The condex-style home will be occupied by two low-income homeowners. \$80,523 of the total \$325,800 was expended in FY14. Construction was approximately 40% complete.

Lead Hazard Control Activities

Under the City's Lead-Based Paint Hazard Control Grant, from HUD's Office of Healthy Homes and Lead Hazard Control, at least 140 units occupied by low income households will be made lead-safe. Furthermore, this grant aims to formalize a regional healthy homes network in partnership with City of Nashua's Division of Public Health and Community Services (DPHCS). A small number of properties assisted under the grant will also receive healthy homes assessments and minor remediation. At the close of FY14, the grant was approximately 2/3 complete with approximately 102 units completed (78.5%).

The City of Nashua's Division of Public Health and Community Services (DPHCS) provides free blood lead screenings, education and home visits with a specialist from the Environmental Health Department. Nurses offer one-on one education with parents of children with elevated blood lead levels. The City is working toward reaching a "One Touch" approach in dealing with the multiple health hazards in homes. A one touch approach takes advantage of the fact that many different agencies may be visiting a home. Whoever is the first to get their foot in the door should identify the potential hazards, correct the problems, refer occupants to services or educate, thus reducing the number of visits/agencies to one home. Keeping this goal in mind, the City's Code Enforcement Department has been trained to recognize potential lead hazards, especially in homes where young children reside, and make referrals to the Lead Grant Program. The DPHCS coordinates the Nashua Lead and Healthy Homes Action Committee which brings a diverse group of key stake holders to the table.

❖ Economic Development

Financial and technical assistance provided through Nashua's economic development programs has been valuable in this time of economic crisis. Businesses have reported the lack of cash-flow and availability of loans through traditional lending. The CDBG Economic Development Revolving Loan fund, originally seeded with stimulus funds, is in full swing. The initial pool of funds (totaling \$71,000) was loaned in prior fiscal years. Each of those loans is now in repayment and generated a total of \$24,555 in revenue to the loan pool this fiscal year.

❖ Human Services Program Support

The following agencies were awarded CDBG awards to provide services to low income individuals:

FY13 Public Service Projects	Individuals Assisted				
	Very Low	Low	Moderate	Higher Income	Total
Bridges Shelter (households)	5				5
Bridges Crisis Intervention (people)	1,087				1,087
Ash St Block Event (people)			8,510		8,510
Adult Learning Center (households)	16	9			25
Police Athletic League (households)	308	38	15	19	380